

GARNEAU COMMUNITY OBJECTIONS
TO CHARTER BYLAW 19481 AND BYLAW 19480

Sunlight & Views: Strathcona House South-Facing Suites

Investments based on current zoning

Strathcona House properties were purchased based on the current zoning of the 108A Street site.

Sun shading and loss of views from the proposed development will **significantly reduce our enjoyment of our properties and reduce our property values.**

The Applicant has not adequately addressed our concerns.



Sun Shadow Study December 21st Data

National Research Council Canada
Sunrise/sunset for Edmonton on
2020-12-21:

Sunrise **8:49 AM**

Sunset **4:16 PM**

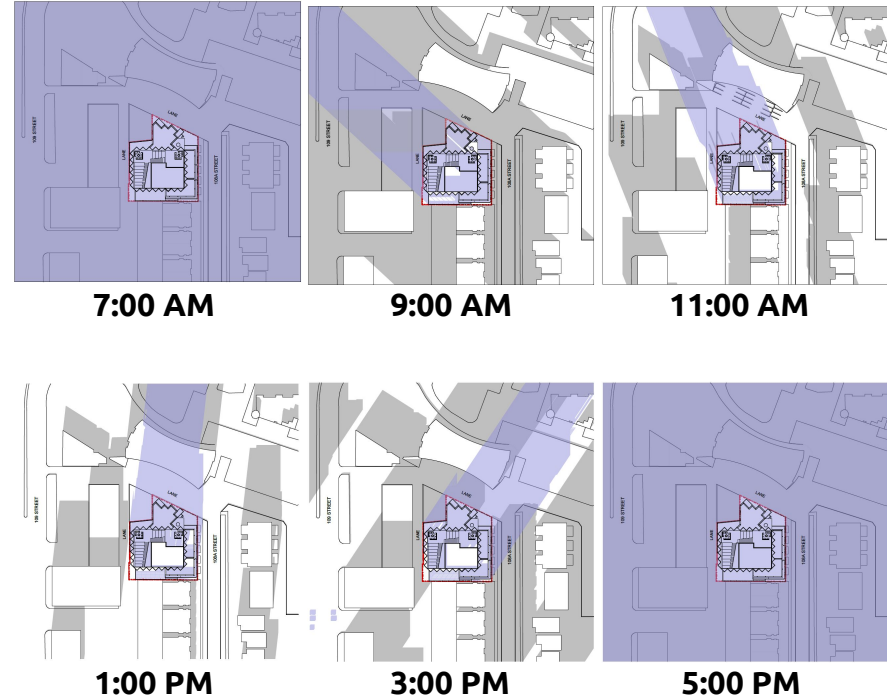
Total Day Length **7:26**

Rezoning Shadow **3:15**

43% reduction in sunlight

SUN SHADOW STUDY December 21

■ Rezoning Shadows
□ Rezoning Site



Impacts of Shading

**Reduced Property
Enjoyment**

**Reduced
Property Value**

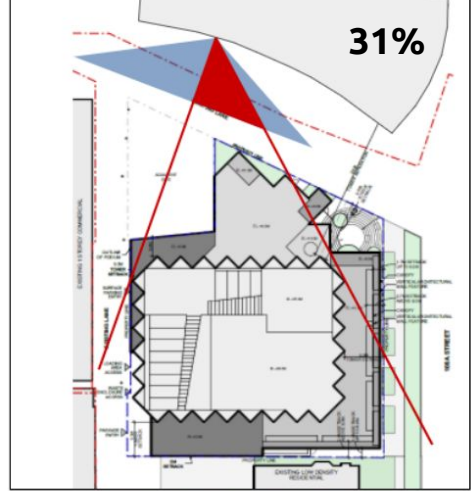
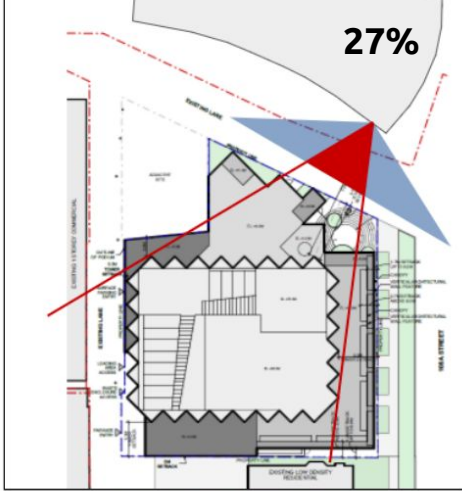
**Mental Health
Challenges**

Impact on views

At its nearest point, the proposed tower is only **24 meters** from our tower.

Our balcony view corridor would be **27 to 31% obstructed** by the proposed development.

Our bedroom window view corridor would be more heavily obstructed.



What our community wants

The opportunity to work with the Applicant to come up with a development that follows the existing Garneau Area Redevelopment Plan and addresses our concerns.

Thank you